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THE HONORABLE SAMUEL J. STEINER
Chapter 7
Hearing Date: April 30, 2010
Hearing Time: 9:30 a.m.
Hearing Location: Seattle, WA

FILED
Western District of Washington
U.S. Bankruptcy Court

APR 30 2010

U.S. Bankruptcy Court

8 IN THE UNITED STATES BANKRUPTCY COURT
9 IN AND FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

10 In Re:

NO. 09-23053-SJS

11 ROSEMARY ANN FERREIRA aka ANN
12 FERREIRA and CARLOS FERREIRA, fdba
13 AFIX CORP,

ORDER GRANTING MOTION FOR
RELIEF FROM AUTOMATIC STAY

Debtors.

14 **THIS MATTER** having come on for hearing upon Notice and Motion for Relief from
15 Automatic Stay filed by H & C Internationale, Ltd. ("**H & C**"); H & C appearing by and through its
16 attorneys, Eisenhower & Carlson, PLLC and Terrence J. Donahue, Debtors appearing by and
17 through their attorneys, Seattle Debt Law, LLC and Christina Latta-Henry, Ronald G. Brown,
18 Chapter 7 Trustee, appearing *pro se* ("**Trustee**") and Ann Beeman Architects appearing by and
19 through its attorneys William A. Kinsel, PLLC and William A. Kinsel; and the Court, having
20 reviewed the records and files herein, including said Motion and the various objections, responses,
21 and declarations in opposition to said Motion, and having heard arguments of counsel, and for the
22 reasons stated orally and recorded in open court and incorporated herein pursuant to Fed. R. Bankr.
23 P. 7052, finds that adequate and proper notice was provided and that cause exists to grant the relief
24 requested and having so found, it is hereby
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1 **ORDERED, ADJUDGED, AND DECREED** that H & C Internationale, Ltd.'s Motion for
2 Relief from Automatic Stay is hereby granted and H & C Internationale, Ltd. is granted relief from
3 automatic stay to pursue the foreclosure of its deeds of trust concerning the properties located at
4 9202 NE 120th Street, Kirkland, Washington, and 14003 109th Avenue NE, Kirkland, Washington,
5 and the property contiguous thereto subject to said deeds of trust and to exercise any and all state
6 rights in the foreclosures thereof, including the right of possession upon the completion of said
7 foreclosures, *provided*, in the event Trustee obtains a valid offer to purchase any of the properties
8 subject hereto, or any combination thereof, in an amount sufficient to pay all costs of sale, costs of
9 administration and pay H & C Internationale, Ltd. in full or at a lesser amount agreeable to H & C
10 Internationale, Ltd., Trustee may request the Court to re-impose the stay upon terms and conditions
11 acceptable to the parties hereto, and it is further
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14 **ORDERED, ADJUDGED, AND DECREED** that relief from stay be granted effective
15 immediately and without stay under Fed. R. Bankr. P. 4001(a) (3).

16 DATED this 30 day of April, 2010.

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20 UNITED STATES BANKRUPTCY JUDGE

21 Presented by:


22 EISENHOWER & CARLSON, PLLC

23
24
25 By: 

26 Terrence L. Donahue, WSBA #15193
Attorneys for H & C Internationale, Ltd.

1 Approved as to form; notice of presentation
2 waived:

3
4 SEATTLE DEBT LAW, LLC

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6 By: 
7 Christina Latta-Henry, WSBA # 31273
8 Attorneys for Debtors

9 RONALD G. BROWN

10 By: 
11 Ronald G. Brown, WSBA # 8816
12 Chapter 7 Trustee

13 WILLIAM A. KINSEL, PLLC

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15 By: _____
16 William A. Kinsel, WSBA # 18077
17 Attorneys for Ann Beeman Architects
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